

LAND. USE SUMMARY:
NEIGHOORHOOD PARK
POND
OPEN SPACE RESERVE
DETENTION
NON-RESIDENTIAL
RESIDENTIAL LOTS
2
8 STREET R-O-W
2 0.740 ACRES 0.808 ACRES 1.821 ACRES 2.869 ACRES 2.745 ACRES 2.433 ACRES 24.827 ACRES

VICINITY MAP

BRYAN CITY LIMITS

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RESIDENTIAL LOT SUMMARY: TYPE A LOTS (MIN. 4,500 SF) TYPE B LOTS (MIN. 3,500 SF)

96 34

MOTES
1. THE RESIDENTIAL PORTION OF THIS DEVELOPMENT IS
1. THE RESIDENTIAL PORTION OF THIS DEVELOPMENT STANDARDS
ADD. LIMITATIONS THAT APPLY TO 700—5" RESIDENTIAL
DISTRICT 50000 PROPERTY, EXCEPT FOR LOT SIZES, LOT
AREA MOD BUILDING SETBACKS.

2 THE NON-RESIDENTIAL PORTION OF THIS DEVELOPMENT PLANNED TO COMPUT WITH THE DEVELOPMENT EXIMATERS AND LIMITATIONS THAT APPLY TO "C-2" RETAIL DISTRICT PROPERTY. EXCEPT FOR THE BIFFER DIMENSION TO RESIDENTIAL LAND U.SE. THIS BIFFER WIDTH IS PROPOSED AS 20" WITH LANDSCAPING AND A 6" HIGH SCREEN FENCE.

SUBDIVISION BOUNDARY
RIGHT-OF-WAY LINE
PROPERTY LINE
EASEMENT LINE
PHASE LINE

LEGEND

3. ACCESS TO THE NON-RESIDENTIAL USE TRACT SHALL BE FROM THE MINOR COLLECTOR STREET, AUTUMN LAKE DRIVE.

B LOT TYPE (A or B)
40 LOT WIDTH (in FT)

LANDSCAPE BUFFERS & MEDIANS PROPOSED CONCRETE PATH/SIDEWALL (6" WIDE UNLESS NOTED OTHERWISE)
POND

DEVAITONS, FROM STANDARD ORDINANCE REQUIREMENTS (MERDIDEOUS). MODIFICATIONS FOR THE RESIDENTIAL USE:

1. LOT DIMENSIONS
TYPE A. LOTS — WIDTHS ARE LESS THAM 50' ON THE PROPOSED LOT SIZES. 45' MINIMUM WIDTH, AVERAGE LOT DEPTHS ARE 100' MINIMUM, 4,500 SF MINIMUM, AVERAGE LOT SIZE DEPTHS ARE 100' MINIMUM, 35' MINIMUM WIDTH, AVERAGE LOT DEPTHS ARE 100' MINIMUM, 3,500 SF MINIMUM LOT SIZE.

OUT DEPTHS ARE 100' MINIMUM, 3,500 SF MINIMUM LOT SIZE. 2. LOT SETBACKS FOR ALL LOTS ARE PROPOSED TO BE FOLLOWS:

20' FRONT, 15' FRONT FOR HOMES WITH ALLEYS, 5' SIDE, 7.5' REAR, 15' SIDE STREET, 10' SIDE TO ALLEY.

3. IN PLACE OF THE REQUIRED SIDEMANS ON RESIDENTIAL AND MANOR COLLECTION STREETS, WE ARE PROPOSING A CONCRETE PART STREM AS AND & IN WIDTH, INCLUDING SOME 4 SIDEMANS, AS ILLUSTRATED ON THIS DEPELIONARY FOUND. S SCALE: 1"=100'

THOMAS J. WOOTEN LEAGUE, A-59 BRAZOS COUNTY, TEXAS

OWNER/DEVELOPER:
BCS Development Company
4090 SH 6 South
College Station, TX 77845
(979) 680-1222

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
P.O. Box 269
College Station, TX 77841
(979) 268-3195

★ CVIII. DEVELOPMENT. Lad. ★
On. consciences in Sectional assessment
George L. Urba. P. E.
2000 Longmen Draw. State K.
Codings Station. Towar 1784
P.O. Box 11925, Codings Station, Towar 17842
(879) 784-7743 Fenc (879) 784-7759 AUGUST, 2006 REVISED SEPTEMBER, 2006 PREPARED BY:

DEVELOPMENT PLAN AUTUMN LAKE SUBDIVISION Planned Development (PD) 36.243 ACRES